



CITY OF CORCORAN

A Hidden Gem Waiting To Be Discovered

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FW _____
Permit Number

P _____
Permit Number

Date Paid _____

Payment
Ref. # _____

Fee: \$25

(PAID UPON APPROVAL)

Fence / Wall Zoning Permit

****For fences and walls located in the front yard OR with setbacks of less than 6 feet ONLY****

Date: _____

Owner's Name: _____ Phone: _____

Site Address: _____

Height of Fence or Wall: _____

***Fences over 7 feet and walls over 4 feet in height (measured from the bottom of the footing) also require a Building Permit.**

Type of Fence or Wall and Materials: _____

**(attach photo)*

Setback from property line Front: _____ Sides: _____ Rear: _____

Note A Certificate of Survey may be required for all fences or walls to be constructed on or within 6 feet from the property line.

_____ Lot survey attached showing proposed fence. **Must indicate location of fence on survey with setbacks clearly identified.**

I, the undersigned, have received and reviewed a copy of Section 1060.080 Fences and Walls of the Zoning Ordinance (attached) and agree to fully comply with this and all applicable sections of the City of Corcoran Municipal Code. I understand that fences or walls located within an easement, if approved, are installed at my and future owners' risk and may be subject to removal, at the owners' cost, in the future. The City will make all efforts to notify property owners prior to regularly scheduled maintenance work; however, in an emergency situation, this may not be feasible. The City will not be responsible to repair or reinstall fences or walls that are removed. The City reserves the right to enter any dedicated easement at any time as deemed necessary by the City Engineer or Public Works Department.

Applicant's Signature

Date

Approved by:

Date:

For fences to be installed on platted lots (within subdivisions), the City will review the permit application, as well as the plat for drainage and utility easements. Although all efforts are made to allow fencing of a property in its entirety, including across easements, there are instances where the placement of a fence could be detrimental to drainage, utilities, access, or future maintenance and may not be approved. Any fencing or walls to be located in a drainage or utility easement must be reviewed and approved by the Public Works Director and/or City Engineer.

1060.080 - Fences and Walls

Subd. 1. General Provisions. Except as otherwise provided herein, all fences and walls within the City shall be subject to the following general provisions:

A. No fences or walls shall be placed on or extend into public rights-of-way.

B. That side of any fence or wall considered to be its “face” (i.e., the finished side having no structural supports) shall face abutting property or street right-of-way.

C. Both sides of any fence or wall shall be maintained in a condition of reasonable repair and appearance by its owner and shall not be allowed to become and remain in a condition of disrepair or danger, or constitute a nuisance, public or private.

D. No physical damage of any kind shall occur to abutting property during installation unless it is allowed under agreement with the adjacent property owner.

E. A permit is required for all fences (except hedges and plantings) or walls to be constructed on or within 6 feet from the property line. A certificate of survey may be required, unless corner property stakes are in place and marked and a survey is filed with the City. Additionally, retaining walls shall not be placed within any drainage or ponding easement unless also reviewed and approved by the City Engineer.

F. A building permit is required for the following:

1. Fences over 7 feet in height, measured from grade to the top of fence, shall require a building permit.
2. Retaining walls over 4 feet in height, measured from the bottom of the footing to the top of the wall, or
3. Retaining walls supporting a surcharge or impounding Class I, II, or III-A liquids.

G. Specific Fence Standards. Except as otherwise provided herein, fences may be allowed subject to the following specific standards:

1. Fences constructed of materials with opacity of up to 100% and not exceeding 7 feet in height may be located at or behind the minimum front setback line, as required for the principal structure on the lot.
2. Fences with opacity of less than 50 percent (e.g., wrought iron, chain link, split rail) and not exceeding 4 feet in height may be located within a required front yard area.
3. Fences over 7 feet in height shall meet all building setback requirements for the zoning district in which it is located.
4. Fences not exceeding 7 feet in height, for uses other than one and two family dwellings, may be permitted in front of the front building line as established by the primary structure on the lot, when required for screening of adjacent property. In such cases, the required front setback for the fence shall be the same as for the use that it is intended to buffer.
5. On corner lots or lots adjacent to railroad rights-of-way, no fence shall be located in a sight visibility triangle, as defined by Section 1060.090, Subd. 2, unless it is in compliance with the sight clearance requirements for such lots as set forth in this Chapter.
6. Fences which include a security gate at a point where access is provided to the property and principal building may be approved if necessary and appropriate as part of the site plan review.
7. Fences for the agricultural uses on properties at least 10 acres in size are not subject to the requirements of this Section.

1060.090 – General Performance Standards

Subd. 2. Traffic Sight Visibility.

Except as may be approved by the Zoning Administrator, no wall, fence, structure, tree, shrub, vegetation or other obstruction shall be placed on or extend into any yard or right-of-way area so as to pose a danger to traffic by obscuring the view of approaching vehicular traffic or pedestrians from any street or driveway. Visibility from any street or driveway shall be unobstructed above a height of 3 feet, measured from where both street or driveway center lines intersect within a triangular area described as beginning at the intersection of the projected curb line of two intersecting streets or drives, thence 30 feet along one curb line, thence diagonally to a point 30 feet from the point of beginning along the other curb line. The exception to this requirement shall be where there is a tree, planting or landscape arrangement within such area that will not create a total obstruction wider than 3 feet. These requirements shall not apply to conditions that legally exist prior to the effective date of this Chapter unless the Zoning Administrator determines that such conditions constitute a safety hazard.

Title IX Subdivision Ordinance

Section 945 Design Standards

945.040 – Drainage and Water Quality

Subd. 2 B. Drainage Easements.

1. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, the subdivider shall provide perpetual, unobstructed easements at least 20 feet in width for drainage facilities across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the plat. Drainage easements shall extend from the road to a natural watercourse or to other drainage facilities.

2. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured and indicated on the plat.

3. The subdivider shall dedicate by a drainage easement, land on each side of the centerline of any wetland, body of water, watercourse or drainage channel, whether or not shown on the City's Comprehensive Plan, to a sufficient width to 1) provide proper protection for water quality, 2) provide retention of storm water runoff and 3) provide for the installation and maintenance of storm sewers.

945.060 – Other Utilities

Subd. 2. Easements. Utility easements shall be required within the perimeter of each lot, measured from the lot lines. Such easements shall be at least 10 feet wide. Such easements shall have continuity for alignment from block to block. Such easements shall also be provided at deflection points for pole-line anchors where necessary.